



US Army Corps  
of Engineers  
Portland District

# PUBLIC NOTICE

## for Permit Application

Issue Date: June 18, 2003

Expiration Date: July 19, 2003

Corps of Engineers Action ID: 200300258

Oregon Division of State Lands Number: RF-30323

### 30-Day Notice

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

**Comments:** Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers  
ATTN: CENWP-OP-GE (Ms. Michele E. Hanson)  
1600 Executive Parkway, Suite 210  
Eugene, Oregon 97401

**Applicant:** Mr. Mike Stevenson  
Van Duyn Land Company  
33401 Van Duyn Road  
Eugene, Oregon 97408

**Location:** The site is located east of the City of Coburg in S ½ Section 34, Township 16 South, Range 3 West, Lane County, Oregon.

**Project Description:** The applicant proposes to discharge fill material into 6.62 acres of forested swamp, shrub/scrub, and wet meadow wetlands adjacent to unnamed tributaries to Muddy Creek to construct infrastructure and develop building sites for 27 semi-rural estate lots, approximately 10 acres each in size. Of the total proposed impacts, 0.66 acre would be temporary impacts associated with installation of utilities.

Approximately 279 acres of marginally productive agricultural land would be developed. A wetland delineation identified approximately 129 acres of wetlands and intermittent drainages over the entire parcel. A private road would be constructed that would access Van Duyn Road at two points. Utilities would be trenched along road right-of ways and into individual lots. With the proposed configuration, 21 lots would require fill material in wetlands for building lot development, driveways, and appurtenances.

**Mitigation:** As compensatory mitigation for the loss of wetlands associated with this project, the applicant has proposed to restore wet prairie by removal of an existing road and to create and enhance wetlands within the project area.

If a permit is issued, the Corps will determine what is appropriate and practicable compensatory mitigation. The amount of compensatory mitigation required shall be commensurate with the anticipated impacts of the project.

**Purpose:** To profitably develop a residential subdivision, with 10-acre lots, near urban amenities and facilities.

**Drawings:** Eight (8) Drawings are attached.

**Additional Information:** Additional information may be obtained from Ms. Michele E. Hanson, Project Manager, U.S. Army Corps of Engineers at (541) 465-6878 or email [michele.e.hanson@nwp01.usace.army.mil](mailto:michele.e.hanson@nwp01.usace.army.mil).

**Authority:** This permit will be issued or denied under the following:

Sections 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

**Water Quality Certification:** A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

**Section 404(b)(1) Evaluation:** The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

**Public Hearing:** Any person may request in writing that a public hearing be held to consider this application within the comment period specified in this notice. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

**Endangered Species:** Preliminary determinations indicate that the described activity will not affect endangered species, or their critical habitat designated as endangered or threatened under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

**Cultural Resources:** There are no recorded historic properties within the permit area. No cultural resources sites eligible for listing or listed on the National Register of Historic Places were identified based on a review of the most current version.

This notice has been provided to the State Historic Preservation Office, interested Native American Indian Tribes, and other interested parties. If you have information pertaining to cultural resources within the permit area, please provide this information to the Corps project manager (identified on page 1 of this notice) to assist in a complete evaluation of potential affects.

**Evaluation:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity, will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation,

water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**Additional Requirements:** State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met where applicable and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

**PUBLIC NOTICE**  
**Oregon Department of Environmental Quality**  
**Water Quality 401 Certification**

Corps of Engineers Action ID Number: 200300258  
Oregon Division of State Lands Number: RF-30323

Notice Issued: June 18, 2003  
Written Comments Due: July 19, 2003

**WHO IS THE APPLICANT:** Van Duyn Land Company

**LOCATION OF CERTIFICATION ACTIVITY:** See attached U.S. Army Corps of Engineers public notice.

**WHAT IS PROPOSED:** See attached U.S. Army Corps of Engineers public notice on the proposed project.

**NEED FOR CERTIFICATION:** Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

**DESCRIPTION OF DISCHARGES:** See attached U.S. Army Corps of Engineers public notice on the proposed project.

**WHERE TO FIND DOCUMENTS:** Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Water Quality Division, 811 S.W. Sixth Avenue, Portland, Oregon 97204-1390.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Ms. Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator, (503) 229-5845 or toll free within Oregon at 1-800-452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

**PUBLIC PARTICIPATION:**

**Public Hearing:** Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

**Written comments:**

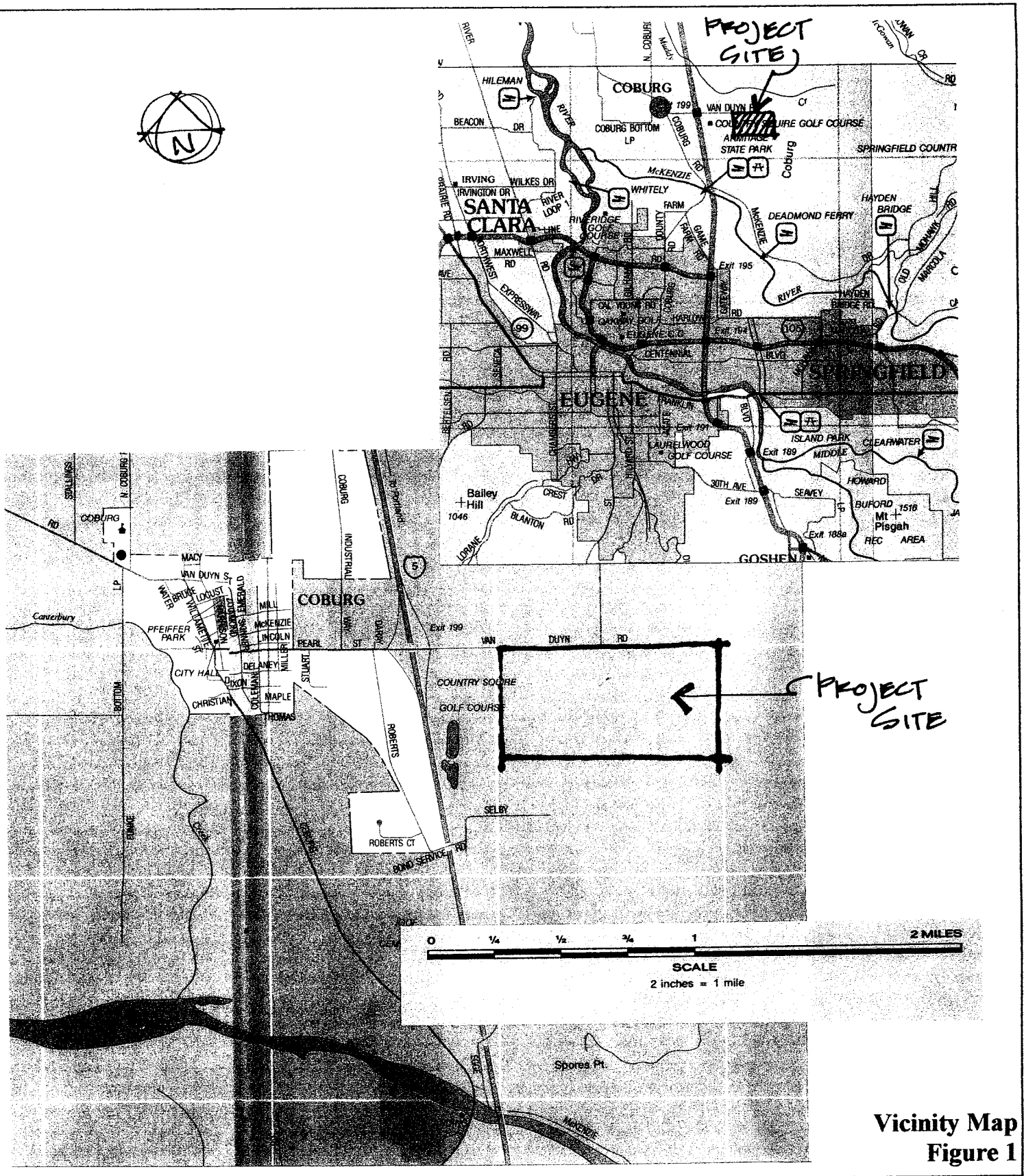
Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on July 19, 2003. Written comments should be mailed to Oregon Department of Environmental Quality, 401 Program Coordinator, 811 S.W. Sixth Avenue, Portland,

Oregon 97204-1390 or faxed to (503) 229-6124. *People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.* People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format at [deq.infor@deqstate.or.us](mailto:deq.infor@deqstate.or.us). Otherwise due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

**WHAT HAPPENS NEXT:** DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise if you wish to receive notification, please call or write DEQ at the above address.

**ACCESSIBILITY INFORMATION:** This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at 1-800-452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.

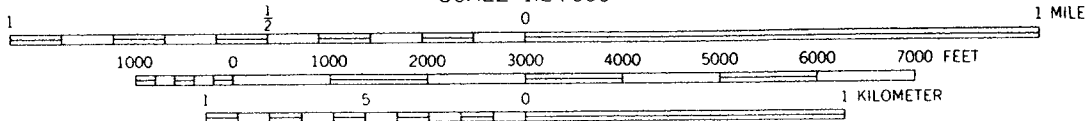
Diamond Ridge Subdivision Project  
Lane County, Oregon



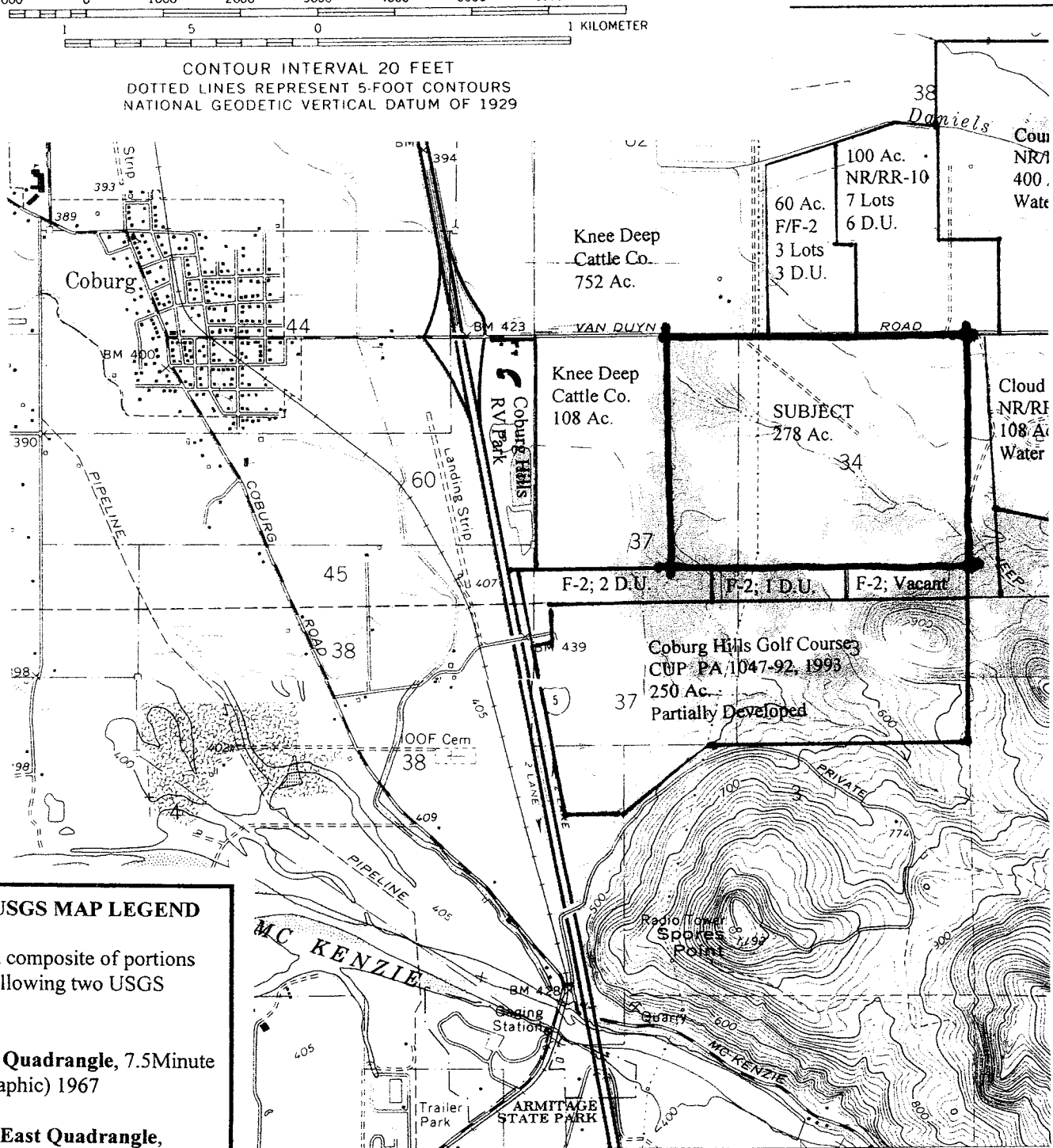
Vicinity Map  
Figure 1

Lane County, Oregon

SCALE 1:24 000



CONTOUR INTERVAL 20 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



### USGS MAP LEGEND

Map is a composite of portions of the following two USGS maps:

**Coburg Quadrangle, 7.5 Minute**  
(Topographic) 1967

**Eugene East Quadrangle,**  
7.5 Minute (Topographic) 1967  
Photorevised 1986

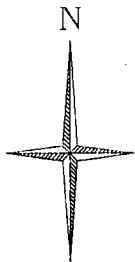
Scale: 1:24,000

Property boundaries added and  
acres stated are approximate.



**USGS Map  
Figure 2**

VAN DUYN ROAD



SCALE IN FEET

### LEGEND

IMPACTED  
WETLAND (SHRUB)  
ROAD AREA = 1.03 AC  
HOME/PRIV AREA = 0.21 AC  
DRIVEWAY AREA = 0.38 AC  
TOTAL AREA = 1.62 AC

IMPACTED  
WETLAND (MEADOW)  
ROAD AREA = 0.85 AC  
HOME/PRIV AREA = 1.09 AC  
DRIVEWAY AREA = 0.77 AC  
TOTAL AREA = 2.71 AC

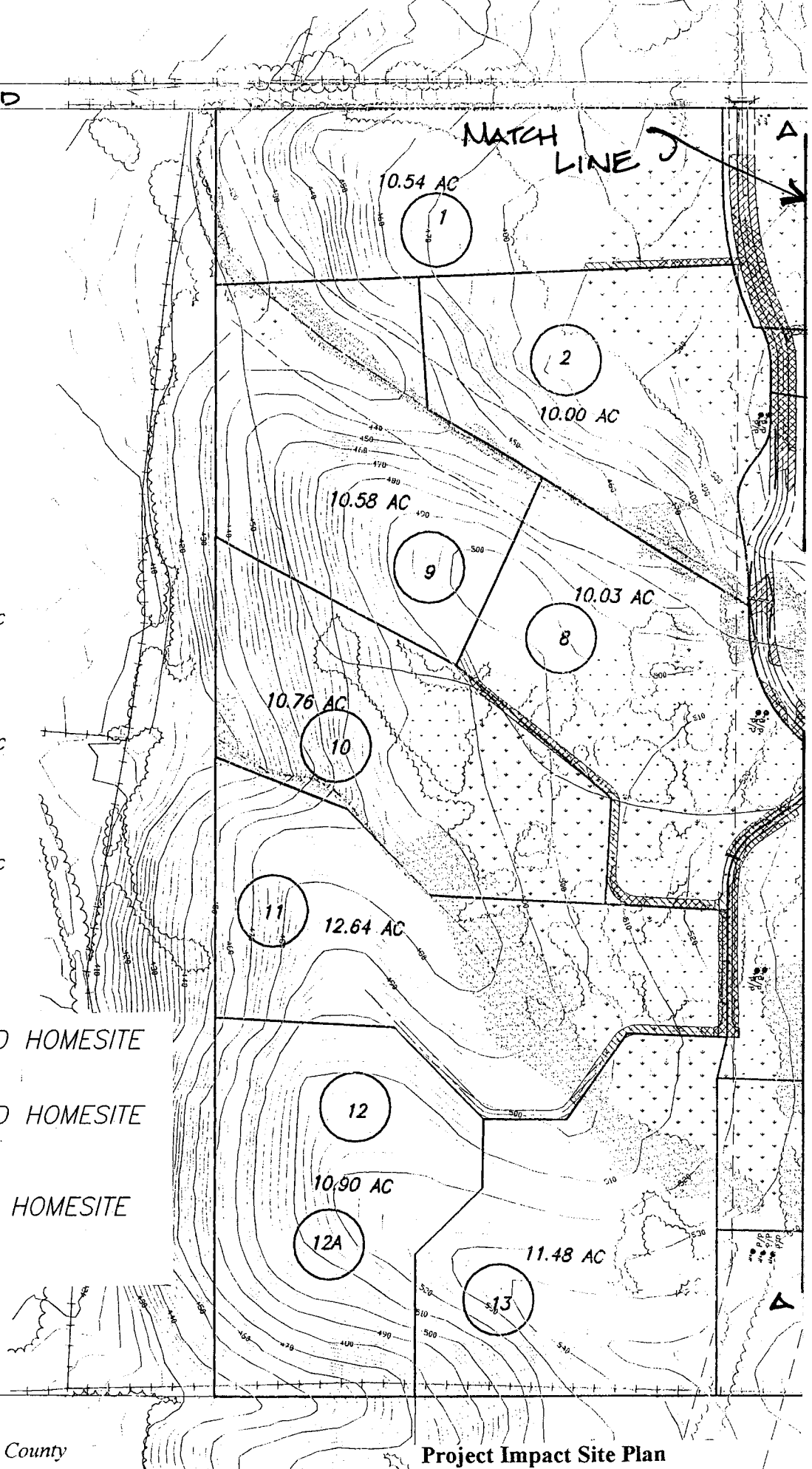
IMPACTED  
WETLAND (FORESTED)  
ROAD AREA = 1.10 AC  
HOME/PRIV AREA = 0.08 AC  
DRIVEWAY AREA = 0.45 AC  
TOTAL AREA = 1.63 AC

24 PROPOSED HOMESITE

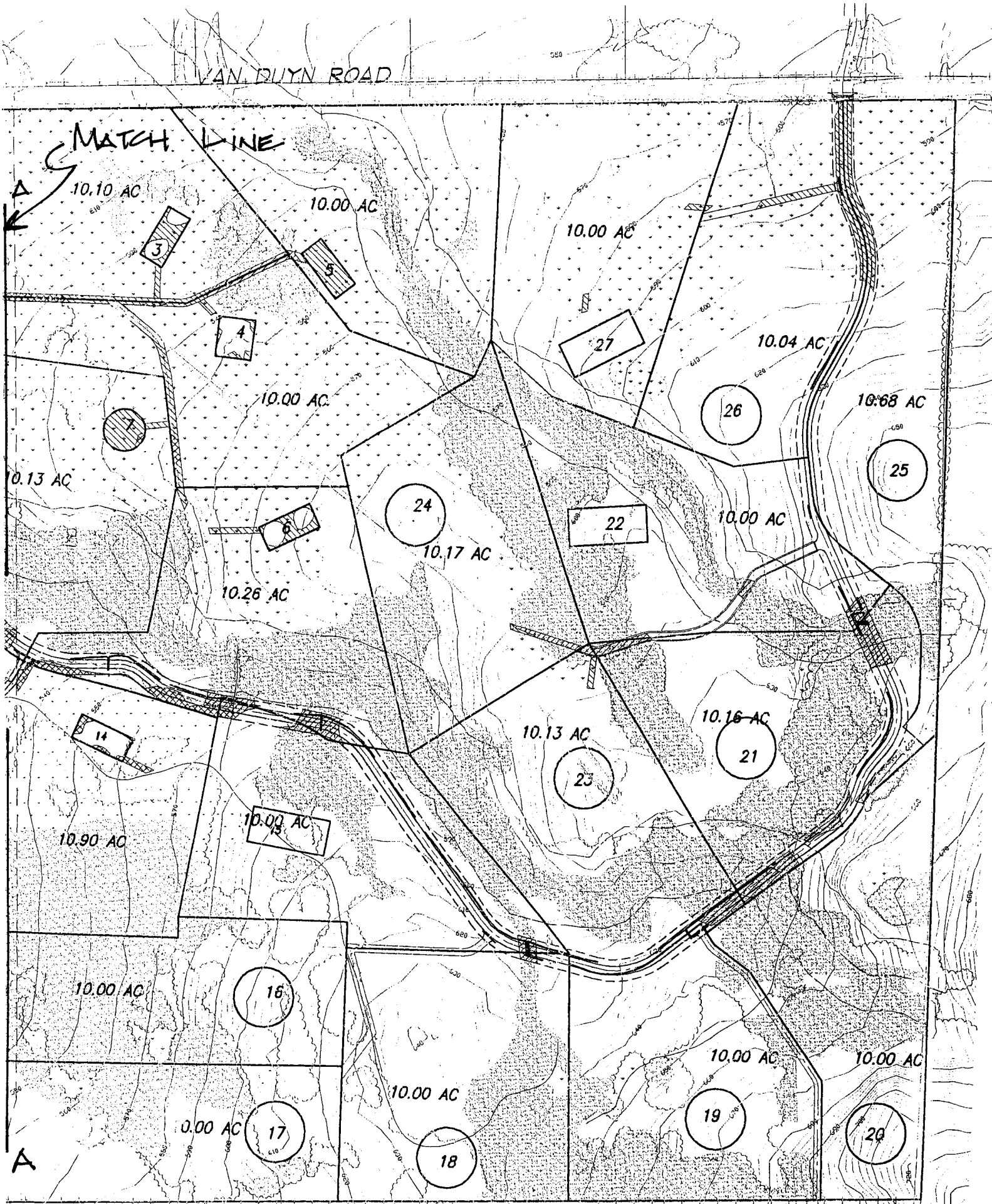
24 PROPOSED HOMESITE

24 PROPOSED HOMESITE

MATCH LINE



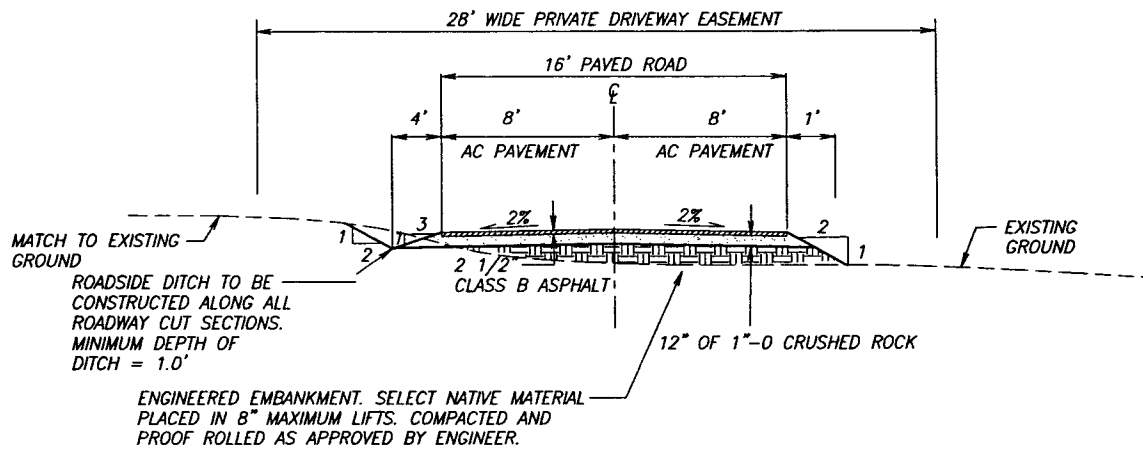




Diamond Ridge Subdivision / Lane County

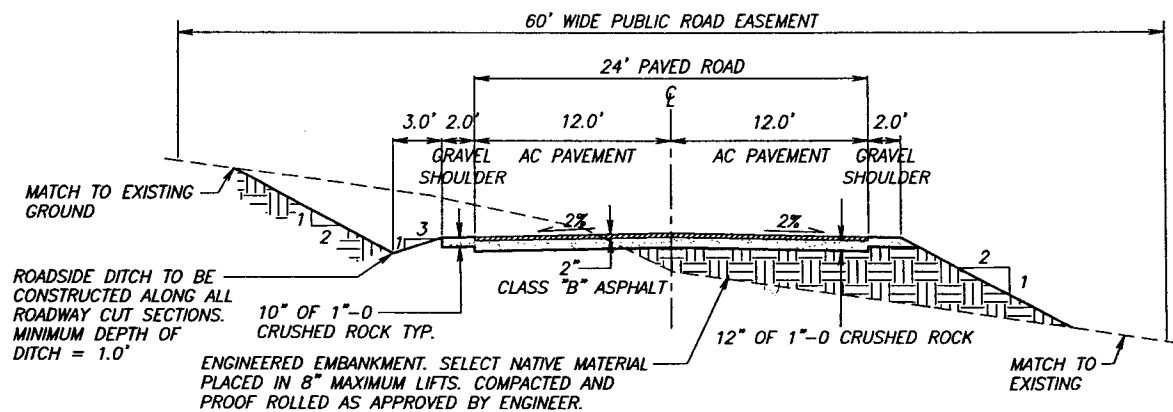
Project Impact Site Plan

Figure 3b



### TYPICAL CROSS SECTION (16' DRIVEWAY)

N.T.S.

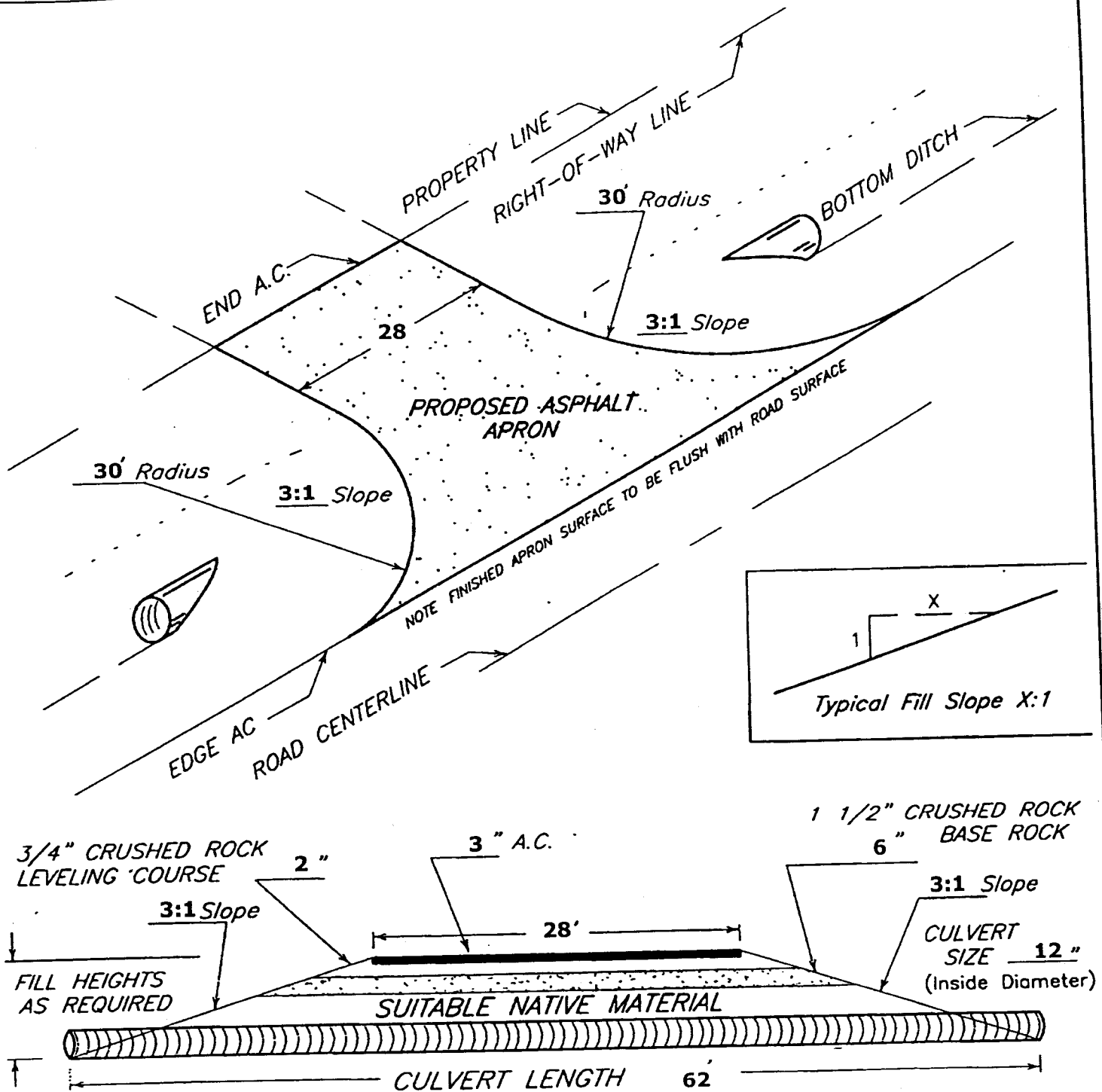
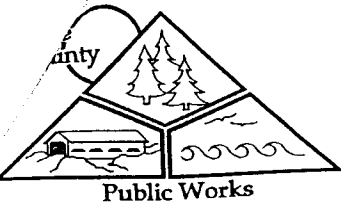


### TYPICAL CROSS SECTION PUBLIC ROAD

N.T.S.

Driveway Facility Permit  
Specifications for

**Rural Driveway Apron  
Asphalt Concrete (AC)**



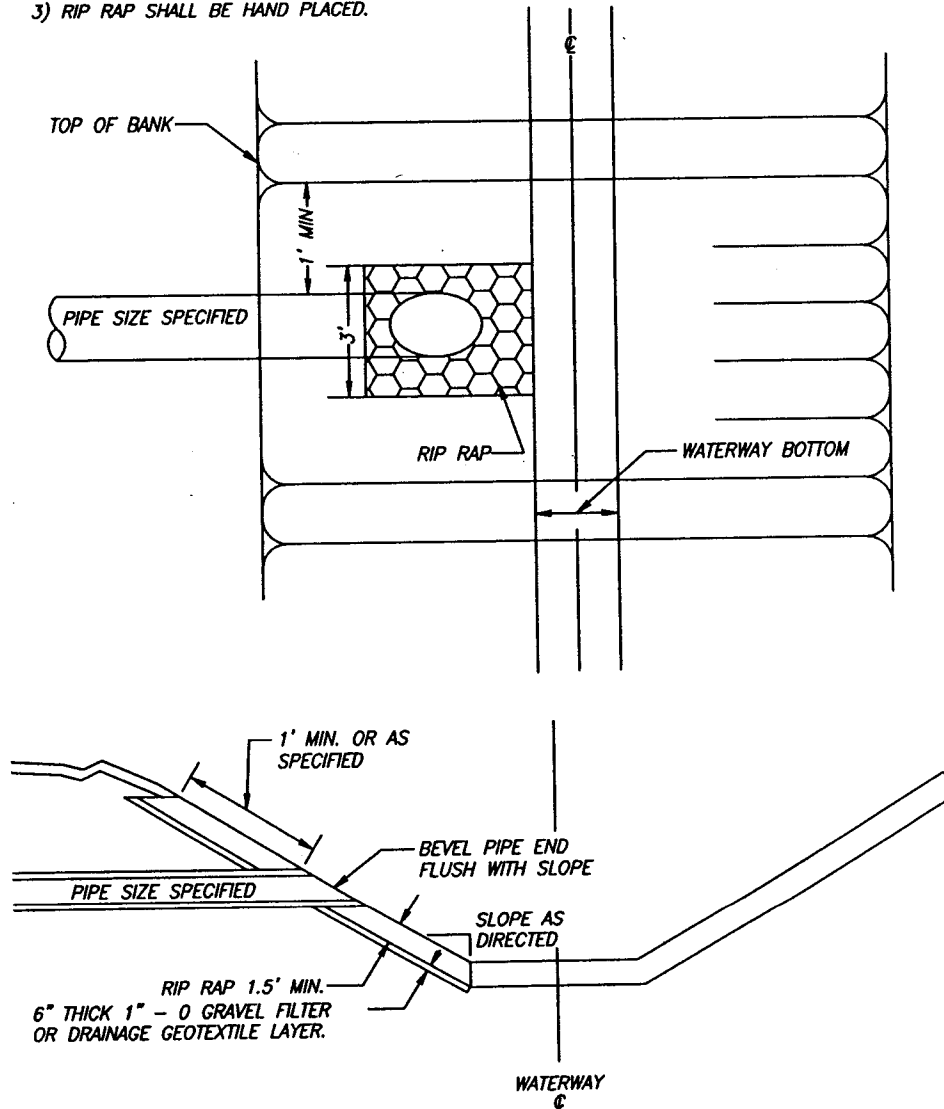
Culvert Type **Any Approved**

Not To Scale

**NOTES:**

- ▶ CULVERTS; ADHERE TO COUNTY STANDARDS – SEE PERMIT, SPECIAL PROVISIONS  
ALL CULVERT EXTENSIONS SHALL BE SAME MATERIAL (BAND ALL CORRUGATED PIPE)
- ▶ CALL OREGON UTILITY NOTIFICATION CENTER BEFORE YOU DIG 1-800-332-2344

- 1) MATERIALS FOR RIP RAP SHALL BE PER ODOT SPECIFICATIONS.
- 2) RIP RAP CLASS SHALL BE AS SPECIFIED OR CLASS 50 MINIMUM.
- 3) RIP RAP SHALL BE HAND PLACED.

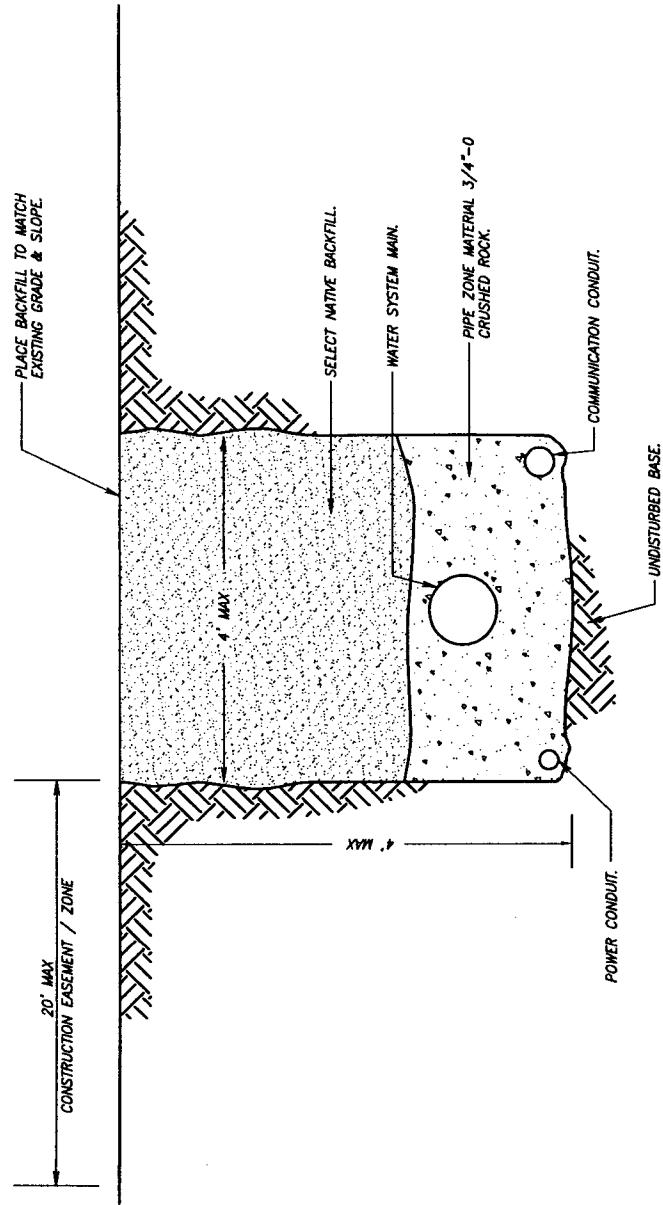


Diamond Ridge Subdivision / Lane County

Figure 11: Culvert Outfall Typical Detail

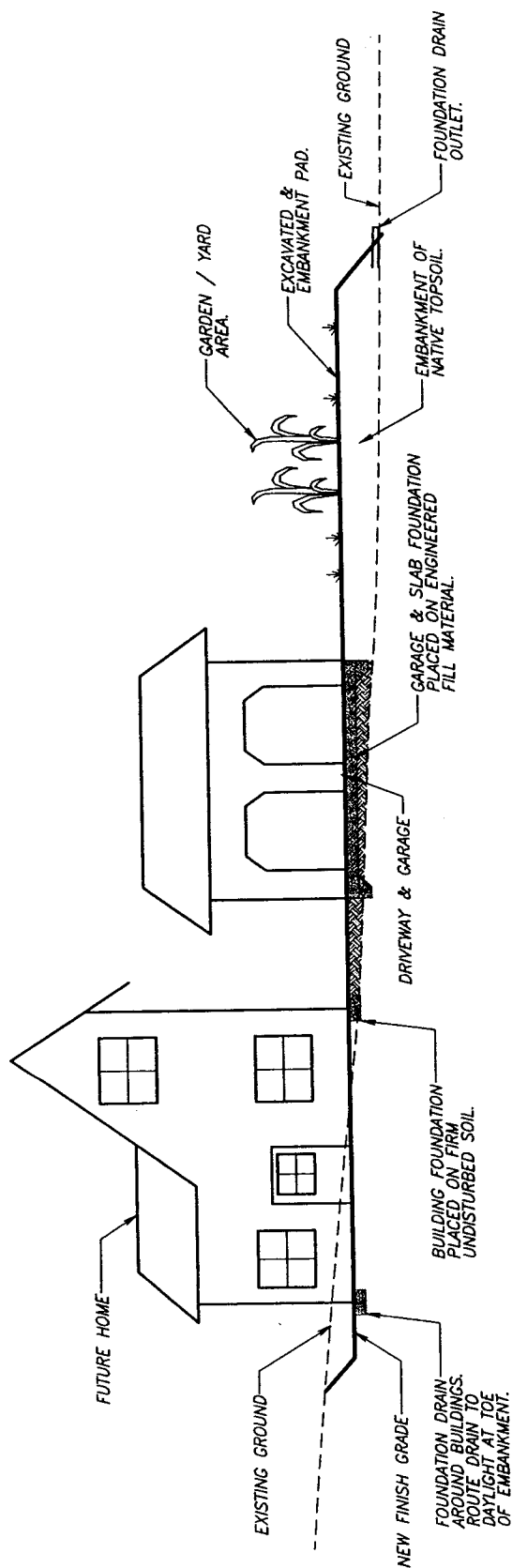
<p>2</p> <p>SHEET</p>	<p>TYPICAL UTILITY TRENCH FOR DIAMOND RIDGE SUBDIVISION</p> <p>OWNER: VAN DUSEN LAND CO. LLC LANE COUNTY</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<p>DATE: 21 APRIL 2011</p> <p>PROJECT No: 00000-0000-0</p> <p>SCALE: 1"=10'</p> <p>DESIGNED BY: JAC</p> <p>CHECKED BY: JAC</p> <p>PLANT DATE: 21 APRIL 2011</p> <p>FILE: 000000-PLAN-000000</p>	<p><b>GOERTEL ENGINEERING &amp; SURVEYING</b></p> <p>1708 West 2nd Eugene, Oregon 97402</p> <p>541/687-0542</p> <p>ENGINEERING - SURVEYING - PLANNING</p>
			NO.	DATE	DESCRIPTION														
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DATE: 21 June 2002	PROJECT NO: 9802-0002-C
DRAWN BY: JLB	CHECKED BY: JLB
DATE: 21 June 2002	DATE: 21 June 2002
PROJECT NO: 9802-0002-C	PROJECT NO: 9802-0002-C



TYPICAL UTILITY TRENCH DETAIL

N.T.S.



**TYPICAL HOMESITE SECTION**  
N.T.S.